

## DESIGN STATEMENT

### Commonmead House, Portway Lane, Chipping Sodbury BS37 6PZ

#### Proposal

The proposal is to extend the existing family house to enable the expansion of the family unit, who all work at Harwood Gate Farm.

#### History

Commonmead House was originally constructed to allow the farmer to move into. This allowed the son, the present farmer of Harwood Gate Farm, to live and work from the farmhouse.

An annexe was constructed to Commonmead House to give a living area to a sibling and now a further extension to the house is required to allow for Charles Ludlow, the son of John Ludlow the present farmer, and Charles' wife to live in this worker's house.

#### Design

The design uses the present house to form the basis for the extension, as per South Gloucestershire Council's planning advice.

The extension uses materials to the existing house and is set back and set down and is less than half the width of the original house. Due to the visual distance from any public highway or other properties, a balcony has been included to allow the benefit of the extensive views to the south of the rear of the property.

#### Conclusion

It is important to encourage younger people to live and work in the countryside and this extension will allow Mr Ludlow's son and his wife to stay living close to where they work.

This is a large plot on a farm and, therefore, there can be no issues of overlooking which affect anyone else.

The design blends with the present house and makes a natural extension across the plot.

Should it be required, additional screening to the front could be provided with trees should the Planning Officer consider this necessary.

Should there be any matters which require discussion, it would be in both my client's and the Local Authority's interest to make amendments, rather than refuse without consultation, in order to prevent the re-application without any additional revenue for the Council.